



**VII.B.**

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## **Planning Commission Staff Report**

**Project Type:** Amended Site Development Plan

**Meeting Date:** August 24, 2009

**From:** Charlie Campo, AICP  
Project Planner

Mara Perry, AICP  
Senior Planner

**Location:** Wings Corporate Estates-Lot 4 (American Piping Products)

**Applicant:** Engraphics Architectural Signage Inc.

**Description:** **Wings Corporate Estates, Lot 4 (American Piping Products):**  
An Amended Site Development Section Plan and Partial Amended Landscape Plan for a 1.3 acre lot of land located on the north side of Wings Corporate Dr.

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### **PROPOSAL SUMMARY**

Engraphics Architectural Signage Inc. has submitted an Amended Site Development Section Plan and Partial Amended Landscape Plan for your review. The request is to include the location of a Freestanding Business Identification Sign on a previously approved Site Development Section Plan. A Partial Amended Landscape Plan has also been submitted to show required landscaping at the base of the sign. No other changes to the Site Development Section Plan have been proposed.

### **LAND USE AND ZONING HISTORY OF SUBJECT SITE**

On June 6<sup>th</sup>, 2006, The City of Chesterfield approved Ordinance 2237 which amended the City of Chesterfield Zoning Ordinance by changing the boundaries of an "NU" Non-Urban to "PI" Planned Industrial District for 39.5 acres of land located north of Wardenburg Rd. on Eatherton Rd. A Site Development Concept Plan was approved for the development on September 11<sup>th</sup>, 2006. On February 4<sup>th</sup>, 2008, The City of Chesterfield approved a Record Plat for 21 lots at Wings Corporate Estates. A Site

Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an approximately 9,600 square foot office/warehouse building on Lot 4 of Wings Corporate Estates was approved on July 14<sup>th</sup>, 2008

**Land Use and Zoning of Surrounding Properties:**

Direction	Land Use	Zoning
North	Airport/Vacant	“M-3” Planned Industrial
South	Airport/Vacant	“M-3” and “NU”
East	Airport/Vacant	“M-3” Planned Industrial
West	Vacant	Outside City Boundary



**STAFF ANALYSIS**

- Signage**  
 The subject site is currently zoned “PI” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance 2237. The Ordinance states that “All permanent freestanding business and identification signs shall have landscaping, which may include but not be limited to, shrubs, annuals and other materials, adjacent to the sign base or structural supports. This sign and landscaping shall be as approved by the Planning Commission on the Site Development Plan”.

**DEPARTMENTAL INPUT**

Staff has reviewed the Amended Site Development Section Plan and Partial Amended Landscape Plan and has found them to be in conformance with the Comprehensive Plan, Zoning Ordinance and City of Chesterfield Ordinance 2237.

The request is to amend the Site Development Section Plan to show only the location of the Freestanding Business Identification Sign. Sign elevations have not been submitted for review by the Planning Commission at this time. All signs are submitted with a Sign Permit Application and are reviewed by the Department of Planning and Public Works against the sign regulations of the Zoning Ordinance.

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan and Partial Amended Landscape Plan for Wings Corporate Estates-Lot 4 (American Piping Products)."
  
- 2) "I move to approve the Site Development Section Plan and Partial Amended Landscape Plan for Wings Corporate Estates-Lot 4 (American Piping Products) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator  
City Attorney  
Department of Planning and Public Works

Attachments: Amended Site Development Section Plan  
Partial Amended Landscape Plan



# SITE DEVELOPMENT SECTION PLAN

LOT 4 OF "WINGS CORPORATE ESTATES"  
SITUATED IN U.S. SURVEY 362 & 133  
TOWNSHIP 45 NORTH, RANGE 3 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

## LEGEND

EXISTING CONTOURS	--- 433 ---	WVA	WATER VALVE
PROPOSED CONTOURS	--- 433 ---	WM	WATER MANHOLE
EXISTING STORM SEWER	--- 12" ---	TM	TELEPHONE MANHOLE
PROPOSED STORM SEWER	--- 12" ---	BS	BUSH & SHRUB LINE
EXISTING SANITARY SEWER	--- 12" ---	T	TREE & SIZE
PROPOSED SANITARY SEWER	--- 12" ---	B	BOLLARD
RIGHT-OF-WAY	--- 12" ---	S	SIGN
EASEMENT	--- 12" ---	EYL	ELECTRIC YARD LIGHT
CENTERLINE	--- 12" ---	PP	POWER POLE & GUY
EXISTING TREE	--- 12" ---	CO	CLEAN OUT
EXISTING TREE ELEVATION	--- 12" ---	U.P.	U.P. GAS VALVE
PROPOSED SPOT ELEVATION	--- 12" ---	T.B.A.	GAS METER
SWALE/DRAINAGE PATH	--- 12" ---	G.D.	GAS DRIP
TO BE REMOVED	T.B.R.	N	NORTH
TO BE REMOVED & RELOCATED	T.B.R. & R.	S	SOUTH
TO BE USED IN PLACE	U.P.P.	E	EAST
TO BE ADJUSTED	T.B.A.	W	WEST
BACK OF CURB	B.C.	CONC	CONCRETE
FACE OF CURB	F.C.	ASPH	ASPHALT
WATER MAIN	W	PL	PLAT BOOK
GAS MAIN	G	DB	DEED BOOK
UNDERGROUND TELEPHONE	T	P2	PAGE
OVERHEAD WIRE	O.H.	SF	SQUARE FEET
UNDERGROUND ELECTRIC	E	AC	ACRES
FIRE HYDRANT	HF	FL	FLOOR
POWER POLE	PP	FL	FLOOR
WATER VALVE	WV	PVC	POLYVINYL CHLORIDE PIPE
		RCP	REINFORCED CONCRETE PIPE
		STM	STORM
		SAN	SANITARY
		(R)	REMOVE

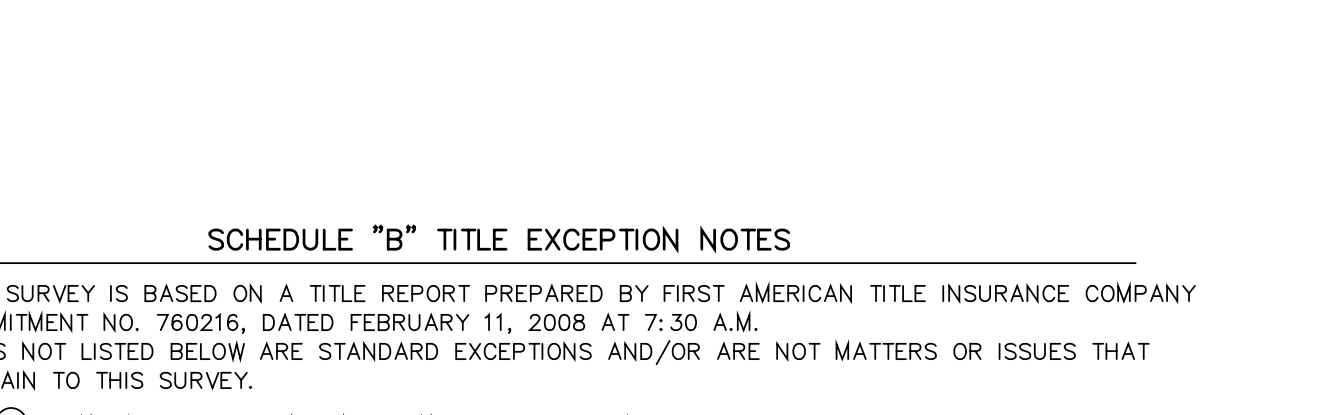
## SYMBOLS

## ABBREVIATIONS

## GENERAL NOTES

- THE BASIS OF BEARING THIS SURVEY IS PLAT BOOK 356 PAGE 79-81 OF THE ST. LOUIS COUNTY LAND RECORDS.
- THE PROPERTY HAS AN AREA OF 57,300 SQUARE FEET OR 1.315 ACRES OF LAND.
- THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY PARCEL # NOT YET DETERMINED.
- SOURCE OF DEED REFERENCE IS PLAT BOOK 356 PAGE 79-81.
- THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARDS CLASS II.
- PER PLAT BOOK 356 PAGE 79, WINGS CORPORATE DRIVE IS GRANTED TO ST. LOUIS COUNTY AND THE CURRENT AND FUTURE LOT OWNERS AS 40' WIDE (AND VARIABLE WIDTH) NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR INGRESS, EGRESS AND PUBLIC UTILITIES.

## TRASH ENCLOSURE DETAIL



## SCHEDULE "B" TITLE EXCEPTION NOTES

- THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 760216, DATED FEBRUARY 11, 2008 AT 7:30 A.M. ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.
- STANDARD EXCEPTIONS, NOT LAND SURVEY RELATED.
  - BUILDING LINES, COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, RESERVATIONS, EASEMENTS, ASSESSMENTS, LENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED IN PLAT BOOK 356 PAGES 79 THRU 81 (AS SHOWN ON SURVEY) AND ACCORDING TO INSTRUMENTS RECORDED IN BOOK 17757 PAGE 532 (NO BUILDING SHALL HAVE AN AREA LESS THAN 20,000 SQ. FT., NOR A WIDTH OF LESS THAN 100 FEET. NO BUILDING OR STRUCTURE SHALL BE SITUATED NEARER THAN 30 FEET TO AN EXISTING OR PROPOSED ROADWAY RIGHT OF WAY WITHIN THE BUSINESS PARK. NO BUILDING SHALL BE NEARER THAN 10 FEET TO THE SIDE LOT LINES OF ANY BUILDING SITE AND NEARER THAN 10 FEET TO THE REAR LOT LINE OF ANY BUILDING SITE, IT BEING THE INTENT THAT AN OPEN AREA OF AT LEAST 20 FEET SHALL EXIST BETWEEN ALL ADJACENT BUT SEPARATELY OWNED BUILDINGS OR STRUCTURES. NO STRUCTURE INCLUDING TOWERS AND ANTENNAS SHALL EXCEED 60 FEET IN HEIGHT.
  - EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 1710 PAGE 332 (BLANKET EASEMENT OVER THE PARENT PARCEL, MAY OR MAYNOT AFFECT THE SUBJECT PARCEL), BOOK 4039 PAGE 323 (DOES NOT ENCUMBER THE SUBJECT PARCEL) AND BOOK 12748 PAGE 1940 (DOES NOT ENCUMBER THE SUBJECT PARCEL) AND BOOK 17781 PAGE 2191 (SUBORDINATION AGREEMENT, DOES NOT ENCUMBER THE SUBJECT PARCEL).
  - EASEMENT FOR PIPE LINE GRANTED TO SHELL PIPE LINE CORPORATION, ACCORDING TO INSTRUMENT RECORDED IN BOOK 2537 PAGE 243, BLANKET EASEMENT AFFECTS THE PARENT PARCEL, AS SHOWN ON PLAT BOOK 356 PAGES 79-81 TO BE 60' WIDE AS PER DEED BOOK 17467, PAGE 491 & 17467, PAGE 502, AND AS SHOWN ON THE RECORD PLAT DOES NOT ENCUMBER THE SUBJECT PARCEL.
  - EASEMENT GRANTED TO MISSOURI AMERICAN WATER COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 17885 PAGE 2109, LICENSE TO UTILIZE EASEMENT AGREEMENT BETWEEN MISSOURI AMERICAN WATER COMPANY AND ST. LOUIS COUNTY, DOES NOT ENCUMBER THE SUBJECT PARCEL.
  - ROADWAY MAINTENANCE AND UTILITY EASEMENT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 17459 PAGE 2669, AS SHOWN ON SURVEY.
  - ENDBRIDGE PIPELINE AGREEMENT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 17467 PAGE 502 (CROSSING AGREEMENT AND TERMS AND PROVISIONS OF CONSTRUCTION WITHIN SAID EASEMENT, DOES NOT ENCUMBER THE SUBJECT PARCEL), AND BOOK 17757 PAGE 5503 (SUBORDINATION AGREEMENT BETWEEN ENDBRIDGE PIPELINES (ODARO) LLC AND ST. LOUIS COUNTY TO SUBORDINATE ITS PRIVATE EASEMENT FOR PUBLIC TRUCK, DOES NOT ENCUMBER THE SUBJECT PARCEL).
  - EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 17748 PAGE 4893, EASEMENT SUBORDINATION TO MSD, DOES NOT ENCUMBER THE SUBJECT PARCEL.
  - EASEMENT AGREEMENT BETWEEN PRECISION PROPERTIES, LLC AND D.F. ADAMS AND ASSOCIATES, INC., ACCORDING TO INSTRUMENT RECORDED IN BOOK 16267 PAGE 2842 (DOES NOT ENCUMBER THE SUBJECT PARCEL, BUT MAY BENEFIT) AND BOOK 17781 PAGE 2187 (A SUBORDINATION AGREEMENT TO SUBORDINATE A PORTION OF WINGS CORPORATE DRIVE, DOES NOT ENCUMBER THE SUBJECT PARCEL, ALSO DOES NOT DEDICATE THAT PORTION TO ST. LOUIS COUNTY).
  - EASEMENT FOR TEMPORARY STORM WATER DRAINAGE, ACCORDING TO INSTRUMENT RECORDED IN BOOK 17784 PAGE 1378, DOES NOT ENCUMBER THE SUBJECT PARCEL.

## GEOTECHNICAL ENGINEER'S NOTE

Neither Gateway Geotechnical, LLC (Gateway) nor the undersigned was involved with the preparation of any part of these plans. The signature and seal of the undersigned professional engineer are intended to confirm that the undersigned has reviewed Sheet SD1, relative to geotechnical considerations only, through the date given below. It is the professional opinion of the undersigned engineer that the improvements shown on these sheets are compatible with the soil and geologic conditions at the site as anticipated from our Geotechnical Report for the project dated October 2006.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, the undersigned geotechnical engineer must be involved during the construction of this project to observe the actual subsurface conditions and implementation of recommendations relative to construction. Construction means and methods shall be left to the Contractor.

GATEWAY GEOTECHNICAL, LLC

Michael P. McMillen, P.E.  
E-200061245

Date:

**BENCHMARK**  
BENCHMARK

ST. LOUIS COUNTY BENCHMARK 11-109, ELEV. 461.36" - "STANDARD ALUMINUM DISK" STAMPED SL-41 1990 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER 12' EAST OF THE CENTERLINE OF EATHERTON AND 60' NORTH OF THE EAST PIPELINE MARKER. APPROXIMATELY 101 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD.

**SITE BENCHMARK**

ELEV. 461.07" - EAST RIM OF SANITARY MANHOLE AS SHOWN ON SURVEY.

**TYPICAL PARKING STALLS**  
(n.t.s.)

**HANDICAP PARKING SIGN**  
(n.t.s.)

**HANDICAP SIGN**  
(n.t.s.)

**LIGHTING STANDARD ELEVATION**  
(n.t.s.)

## LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 4 OF WINGS CORPORATE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 79 THRU 81 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEASTERN CORNER OF SAID LOT 4; THENCE SOUTHWARDLY ALONG THE EASTERN LINE OF SAID LOT 4, SOUTH 11 DEGREES 31 MINUTES 12 SECONDS EAST A DISTANCE OF 329.88 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF WINGS CORPORATE DRIVE (40 FEET WIDE), THENCE WESTWARDLY ALONG SAID CENTERLINE SOUTH 78 DEGREES 12 MINUTES 40 SECONDS WEST A DISTANCE OF 173.70 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE ALONG THE WESTERN LINE OF LOT 4, NORTH 19 DEGREES 31 MINUTES 12 SECONDS WEST A DISTANCE OF 329.88 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE ALONG THE NORTHERN LINE OF LOT 4, NORTH 19 DEGREES 31 MINUTES 12 SECONDS WEST A DISTANCE OF 173.70 FEET TO THE POINT OF BEGINNING CONTAINING 57,300 SQUARE FEET OR 1.315 ACRES MORE OR LESS.

## SURVEYOR'S CERTIFICATION

This is to certify that the Plat is a correct representation of all existing and proposed land divisions.  
Marler Surveying Company  
By Marty L. Marler

Marty L. Marler, R.L.S.

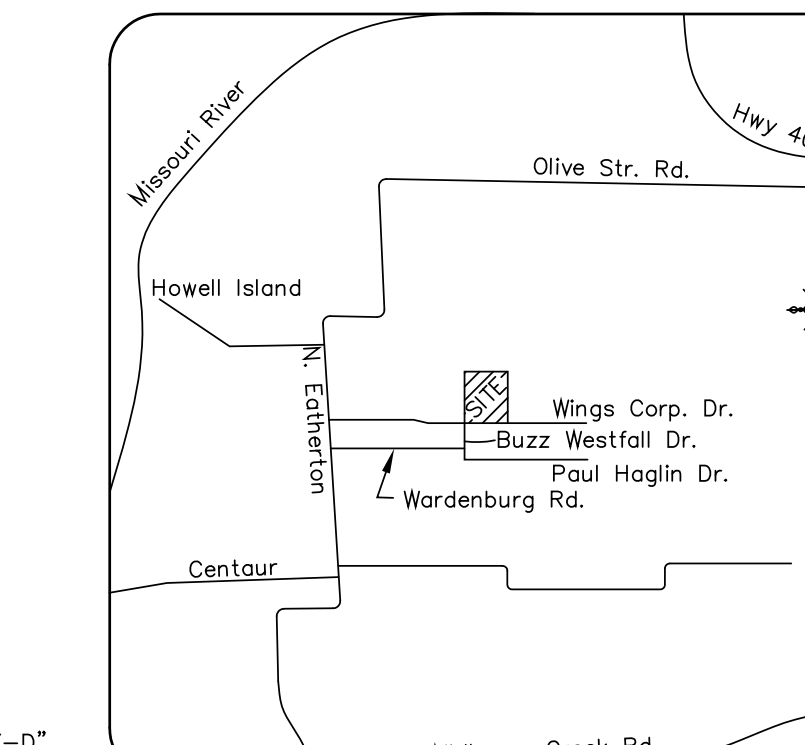
## PREPARED FOR:

RPA CONSTRUCTION SERVICES  
10677 Trenton Avenue  
St. Louis, MO 63132  
(314) 427-6633  
(314) 427-6657, FAX  
Mr. Kent Piskulich

## PREPARED BY:

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net



## LOCATION MAP

## PROPERTY DATA

OWNER = AMERICAN PIPE WORKS  
ADDRESS = T.B.D.  
ADDRESS NO. = T.B.D.  
ACRES = 1.315 Ac.±  
EXISTING ZONING = P.I.  
ORDINANCE = 22.37  
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT = ROCKWOOD R-6  
SEWER DISTRICT = METRO, ST. LOUIS SEWER DISTRICT  
WATER SHEET = MISSOURI RIVER  
FEMA MAP = 29180C120H, LOMR APRIL 17, 2000  
ELECTRIC COMPANY = AMERENUE  
GAS COMPANY = LACLEDE GAS COMPANY  
PHONE COMPANY = SOUTHWESTERN BELL TELEPHONE  
WATER COMPANY = MISSOURI AMERICAN WATER COMPANY

## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON ST. LOUIS COUNTY HIGHWAY BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY CLIENT.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% (20:1). SLOPES GREATER THAN 1% (20:1) MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMP, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS  
OFFICE: 31/3 per 1000 g.s.f. = 6,600 x 3.33 = 18 STALLS  
WAREHOUSE: 2 spaces for every 3 employees on max. shift plus 1 space for every vehicle used in operation at the use of or stored on the premises.  
2 spaces x 6 employees = 4 STALLS  
3 = 22 STALLS  
Total = 27 STALLS
- SETBACKS PER ORDINANCE  
BUILDING FRONT = 20' SIDE = 5' REAR = 10'  
PARKING FRONT = 10' SIDE = 5' REAR = 5'
- DENSITY CALCULATIONS  
Open-space: 17,190 s.f. (green area + walks) x 100 = 30%  
57,300 s.f. (total area)  
F.A.R. 9,660 s.f. building = 0.17  
57,300 s.f. total site
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT; OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD). ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29180C120 H WITH AN EFFECTIVE DATE OF JANUARY 6, 1998 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJACENT PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1003.430 CITY OF CHESTERFIELD LIGHTING ORDINANCE. (ORDINANCE 2228)
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ROOF TOP EQUIPMENT SHALL BE SCREENED.
- IF AT ANY TIME A PARTY OTHER THAN THE CURRENT OR FUTURE OWNERS OF LOT 4 REQUIRE ACCESS TO THE STORM SEWER LOCATED ON LOT 4, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINANCIAL AND/OR PHYSICALLY RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF THE RETAINING WALL AND PERVIOUS PAVERS LOCATED OVER SAID STORM SEWER.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- A SPECIAL USE PERMIT ISSUANCE BY ST. LOUIS COUNTY WILL BE REQUIRED.

## NOTE:

CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IDENTIFY THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo. NOTE TO CONTRACTOR CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHT-OF-WAY OR ELEMENTS, AND ASSOCIATED MONETARY CHARGES, AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPHS ABOVE.

ST. LOUIS CO. HT # 1049

BRANDON A. HARP, P.E. E-28650

11402 Gravois Road  
Suite 100  
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**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

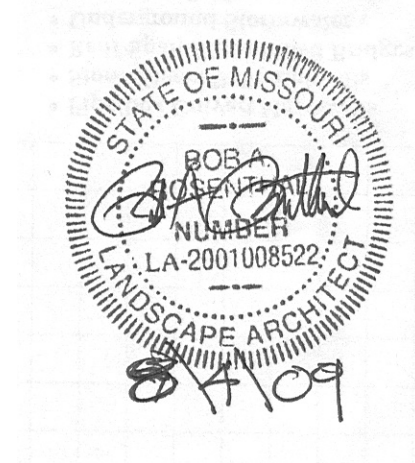
Site Development Section Plan  
Proposed Office/Warehouse  
Lot 4 of Wings Corporate Estates  
Chesterfield, Missouri 63005

Proj. # 0500	No. Description	Date
	City Submittal	10/25/06
	Per City	11/28/06
	Per City	02/07/08
	Per City	05/02/08
	Per City	05/29/08
	Per County	06/09/08

Site Development Section Plan

**SD1**

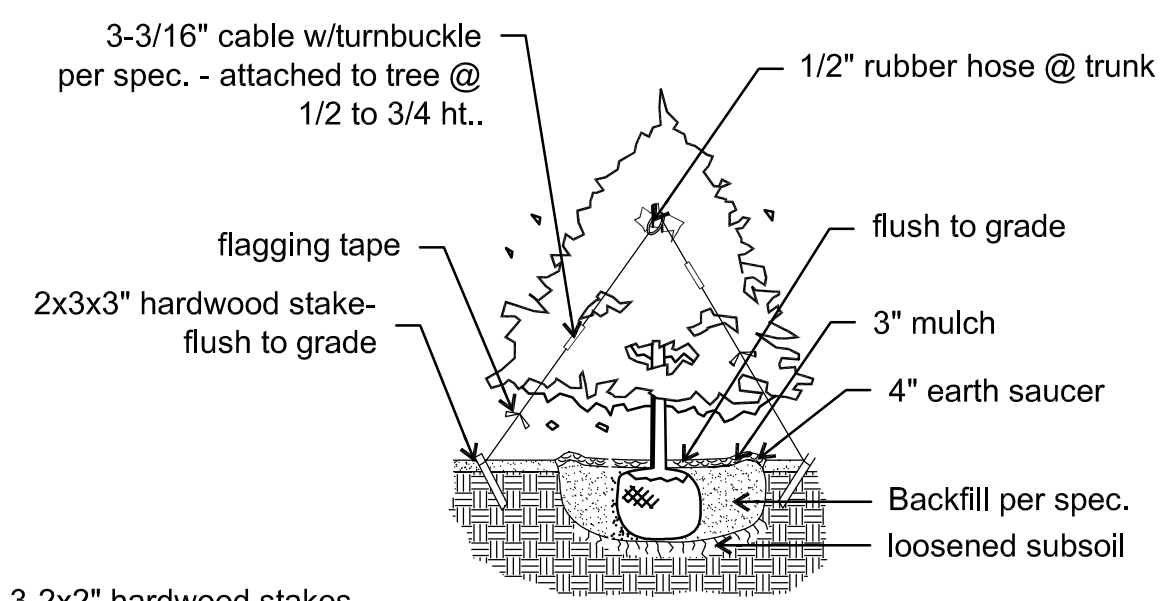
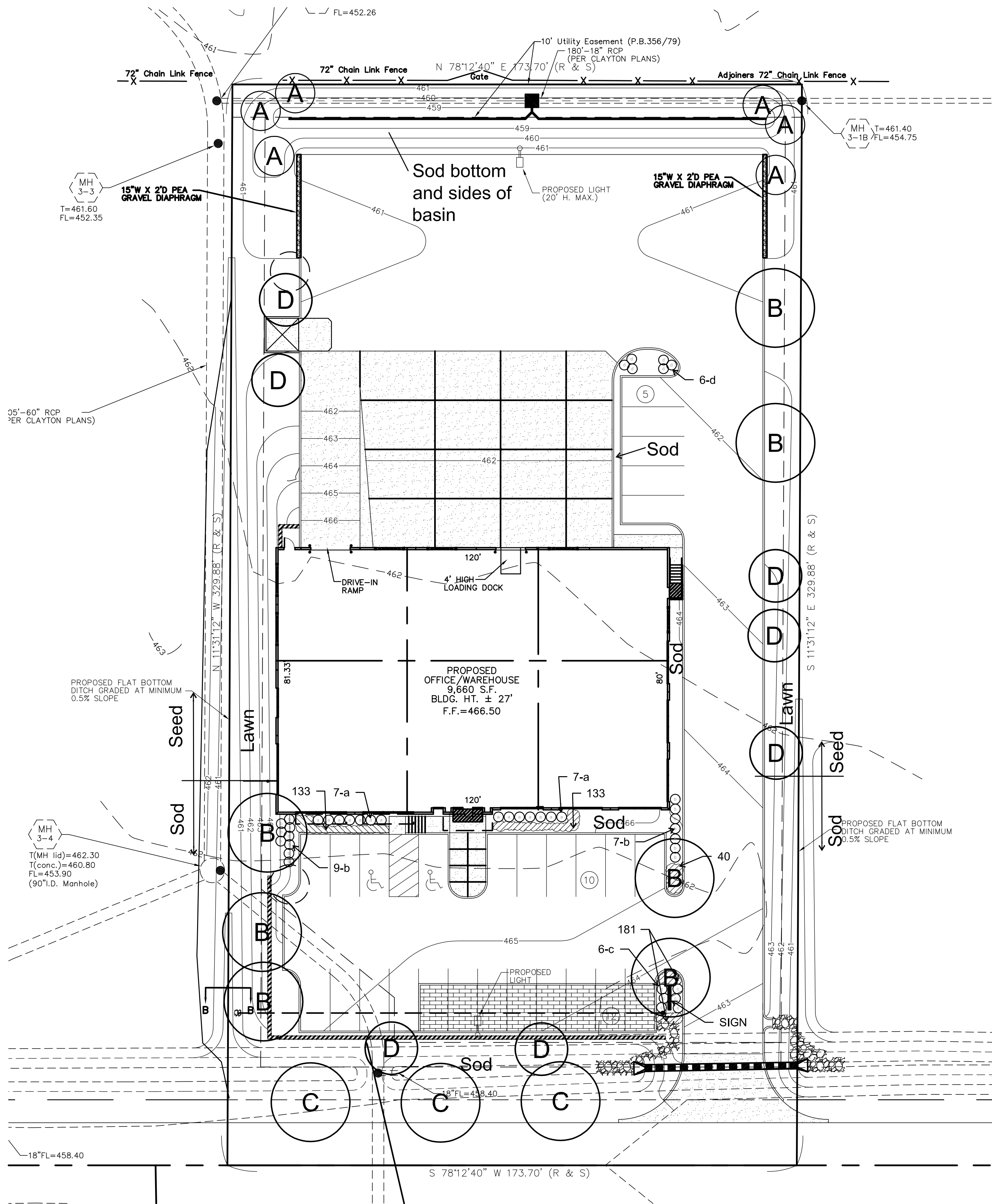




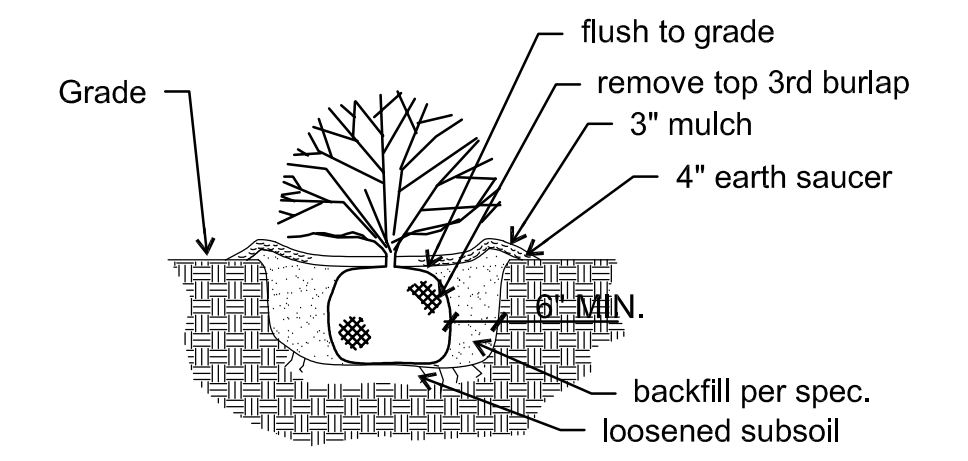
Consultants:

American Piping Products  
Chesterfield, Missouri

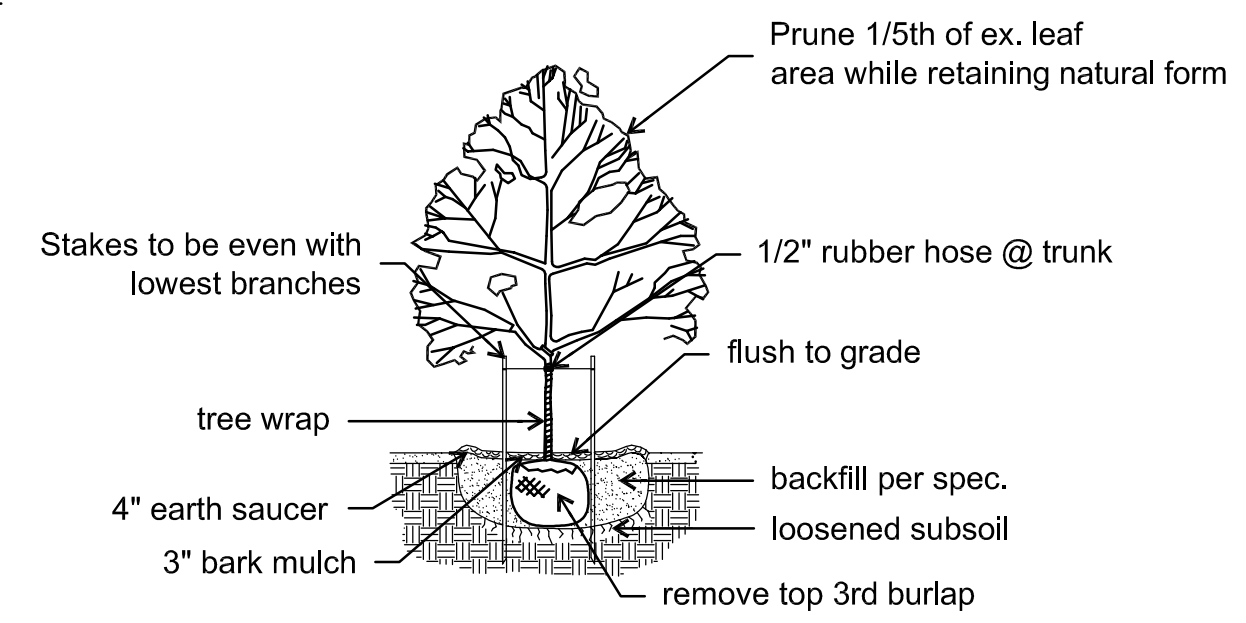
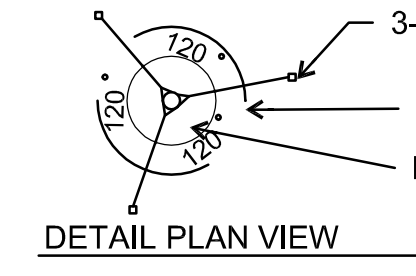
Wings Corporate Estate



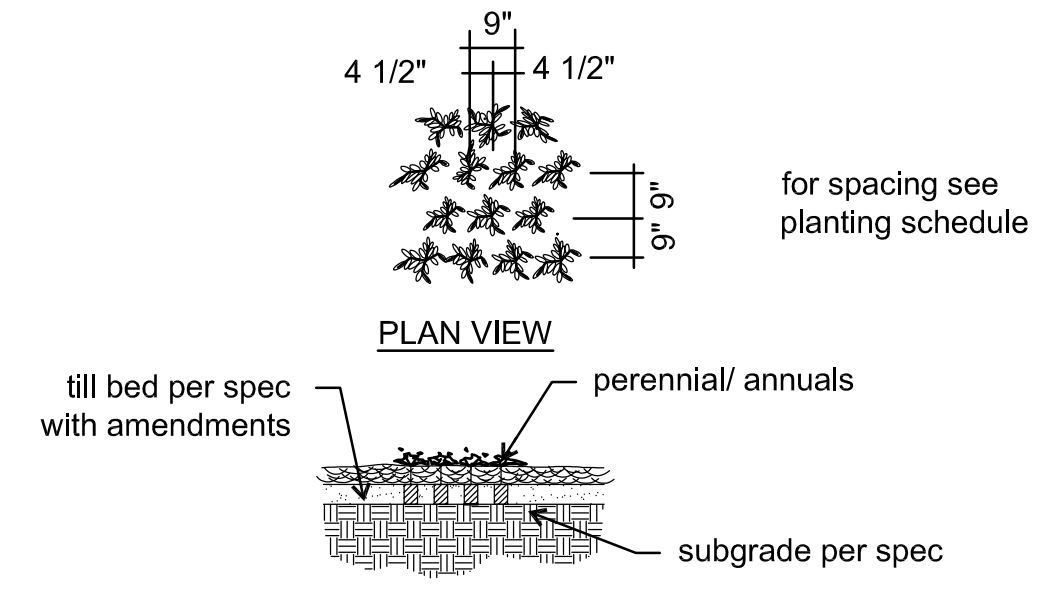
TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



TYPICAL CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE
A	6	<i>Pinus strobus</i>	White Pine	8'	45'+	Evergreen
B	7	<i>Liriodendron tulipifera</i>	Tuliptree	2 1/2"	45'+	Canopy
C	3	<i>Acer rubrum</i>	Red Maple	2 1/2"	45'+	Canopy
D	7	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	2 1/2"	25'+	Ornamental
a	14	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	2-3'		
b	16	<i>Juniperus Chinensis</i> 'Sea Green'	Sea Green Juniper	18-24"		
c	6	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spiraea	18-24"		
d	6	<i>Calamagrostis arundinacea</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal		
487		<i>Liriope muscari</i> 'Big Blue'	Blue Lily-Turf	1 Qt.		9" O.C.

GENERAL NOTES:

- 1) All street trees will be located at least 10' from all storm sewer structures.
- 2) Any existing trees to remain that are damaged during construction will be replaced with similar varieties of trees.
- 3) All lawn areas will be seeded or sodded as noted.
- 4) An in-ground irrigation system will be provided.

Total open space: 16,286 s.f. (30%)

Revisions:		
Date	Description	No.
11-9-06	City Comments	1
3-6-08	Site Revisions	2
5-7-08	Site Revisions	3
5-29-08	Site Revisions	4
10-03-08	Site Revisions	5
08-04-09	Added sign	6

Drawn: BD  
Checked: DD

**loomisAssociates**

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Sheet Title: Landscape Plan  
Sheet No: LP-1  
Date: 10/23/06  
Job #: 871.001

**Landscape Plan**  
SCALE 1" = 20'